

Pepper Townehomes Association 2026 Operating Budget

Income	Account	Account Name	Per Unit	Monthly	Annual
	4100	Association Dues	\$ 565.00	\$ 89,270.00	\$ 1,071,240.00
	4140	Bad Debt	\$ -	\$ -	\$ -
	4200	Special Assessment	\$ -	\$ -	\$ -
	4300	Late Fees	\$ -	\$ -	
	4310	Keys/Permits	\$ -	\$ -	\$ -
	4450	Leased Parking	\$ 0.95	\$ 150.00	\$ 1,800.00
	4500	Interest	\$ 23.73	\$ 3,750.00	\$ 45,000.00
	4550	Non Sufficient Funds (NSF)	\$ -	\$ -	\$ -
	4610	Legal Recoverable	\$ -	\$ -	
	4730	Move In/Out Fee	\$ 0.47	\$ 75.00	\$ 900.00
	Total Income		\$ 590.16	\$ 93,245.00	\$ 1,118,940.00

Administrative Expenses	Account	Account Name	Per Unit	Monthly	Annual
	5100	Misc, Administrative	\$ 5.54	\$ 875.00	\$ 10,500.00
	5110	Audit / Tax Returns	\$ 0.74	\$ 116.67	\$ 1,400.00
	5120	Insurance	\$ 134.10	\$ 21,187.92	\$ 254,255.00
	5125	Reserve Study	\$ 0.29	\$ 45.83	\$ 550.00
	5135	Federal/State Taxes	\$ 7.12	\$ 1,125.00	\$ 13,500.00
	5140	Legal Non-Recoverable	\$ 1.32	\$ 208.33	\$ 2,500.00
	5145	Legal Recoverable	\$ 1.05	\$ 166.67	\$ 2,000.00
	5150	Management / Acct. Fee	\$ 14.34	\$ 2,265.00	\$ 27,180.00
	5190	Licenses / Permits	\$ 0.32	\$ 50.00	\$ 600.00
	Admin Exp Sub-Total		\$ 164.81	\$ 26,040.42	\$ 312,485.00

Maintenance Expenses	Account	Account Name	Per Unit	Monthly	Annual
	5310	Termite Control	\$ 2.43	\$ 383.33	\$ 4,600.00
	5320	Pest / Rodent Control	\$ 2.97	\$ 469.25	\$ 5,631.00
	5330	Tree Trimming	\$ 6.11	\$ 966.08	\$ 11,593.00
	5320	Landscape Maintenance	\$ 36.91	\$ 5,832.00	\$ 69,984.00
	5350	Irrigation Repairs	\$ 2.90	\$ 458.33	\$ 5,500.00
	5360	Landscape Supplies	\$ 1.32	\$ 208.33	\$ 2,500.00
	5365	Mulch	\$ 0.79	\$ 125.00	\$ 1,500.00
	5370	Janitorial	\$ 3.29	\$ 520.00	\$ 6,240.00
	5375	Janetorial Supplies	\$ 0.41	\$ 65.00	\$ 780.00
	5410	Pool Maintenance	\$ 7.35	\$ 1,161.67	\$ 13,940.00
	5415	Pool Repairs	\$ 0.40	\$ 62.50	\$ 750.00
	5420	Pool Supplies	\$ 0.37	\$ 58.33	\$ 700.00
	5425	Pool Services Extras	\$ 1.58	\$ 250.00	\$ 3,000.00
	5480	Plumbing	\$ 1.05	\$ 166.67	\$ 2,000.00
	5510	Common Area Maintenance	\$ 10.55	\$ 1,666.67	\$ 20,000.00
	5511	Maintenance Extras	\$ 5.80	\$ 916.67	\$ 11,000.00
	5515	Common Area Supplies	\$ 0.42	\$ 66.67	\$ 800.00
	5540	Fire Prevention	\$ 0.63	\$ 100.00	\$ 1,200.00
	5560	Parking Enforcement	\$ 4.40	\$ 695.00	\$ 8,340.00
	5565	Tot Lot Inspection & Repairs	\$ 2.11	\$ 333.33	\$ 4,000.00
	5580	Roof Repairs	\$ 2.64	\$ 416.67	\$ 5,000.00
	5590	Lighting	\$ 1.19	\$ 187.50	\$ 2,250.00
	Maint Exp Sub-Total		\$ 95.63	\$ 15,109.00	\$ 181,308.00

Utilities	Account	Account Name	Per Unit	Monthly	Annual
	5910	Gas / Electric	\$ 0.47	\$ 75.00	\$ 900.00
	5935	Water & Sewer	\$ 136.08	\$ 21,500.00	\$ 258,000.00
	5940	Trash Removal	\$ 31.70	\$ 5,008.33	\$ 60,100.00
	Utilities Exp Sub-Total		\$ 168.25	\$ 26,583.33	\$ 319,000.00
	Total Operating Expenses		\$ 428.69	\$ 67,732.75	\$ 812,793.00

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Reserves	Account	Account Name	Per Unit	Monthly	Annual
	6500	Reserve Interest	\$ 23.73	\$ 3,750.00	\$ 45,000.00
	6000	Allocation To Reserves	\$ 137.74	\$ 21,762.25	\$ 261,147.00
	TOTAL		\$ 590.16	\$ 93,245.00	\$ 1,118,940.00